

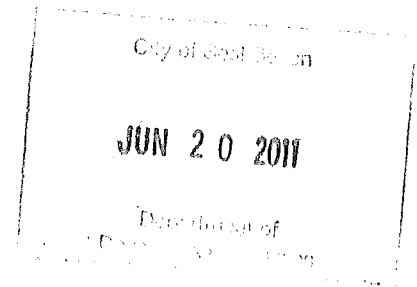
City of Seal Beach

211 8th Street

Seal Beach, CA 90740

Att: Mark Persico, AICP, Director of Development Services

(562) 431-2527



Re: Public Review Draft Department of Water and Power Specific Plan Amendment

"This Initial Study addresses the potential direct, indirect and *cumulative environmental effects* associated with the proposed project.

The proposed project includes approximately 6.4 acres of open space/parkland, in addition to the residential uses. The DWP Specific Plan Amendment would revise the open space area from 70 percent to 60 percent within the Specific Plan. Proposed park uses would include, but not be limited to, natural areas with trails, passive turf areas, and neighborhood-serving play areas (e.g., tot lots)."

We support open space (70% and (30%) visitor serving hotel as specified in existing plan. The potentially significant impact on the environment would be less if we reduce the building size or area of construction. If a hotel is not feasible, reducing the amount of residential units would also solve some environmental problems that are listed. Such as migratory wildlife, liquefaction, on or off site landslide, etc. The Specific plan of 70 % should be strictly adhered to for open space parkland.

If the residential units were 35 X 100 feet with less of them, it would reduce some environmental impact. Our greatest concern is that this is the Gold Coast, nothing like Residential High Density in Old Town because of the location.

*There is a story that is often told by the people who lived here in the RHD of Old Town that knew of Philip Stanton, the original developer of Bay City. He laid out the lot sizes in old town and his first thought was how to make money. He designed **his** lots at 25 X 100 and sold them for \$750 each. He carried the loans then the families built their own homes. Very often they defaulted on their loan and they were returned to him to sell again. We have always been stuck with the first RHD. Let's not do this again. Mr. Stanton lived on a lot size of 50 X 100 across the street from the DWP.*

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